



164 Melbourne Road, Ibstock, Leicestershire. LE67 6NP

£180,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are delighted to present 164 Melbourne Road, Ibstock, a beautifully presented three-bedroom mid-terrace home located in the heart of the National Forest. This property offers a wonderful blend of charm, character, and modern convenience, making it an ideal choice for first-time buyers, families, or investors.

Step inside to discover spacious and well-appointed living areas, including a cosy sitting room with a feature brick fireplace and a separate dining room boasting a log burner, perfect for creating a warm and inviting atmosphere. The modern fitted kitchen comes complete with integrated appliances, stylish high-gloss units, and access to the rear garden. A contemporary ground-floor bathroom with a three-piece suite adds to the practicality of the home.

Upstairs, the property benefits from three well-proportioned bedrooms, with the primary bedroom featuring mirrored sliding wardrobes for ample storage. The private rear garden is beautifully maintained, featuring two patio areas, a storage shed, and a gated side entrance, offering the perfect space to relax or entertain.

Ideally situated within walking distance of local amenities, schools, and transport links, this home also benefits from additional insulation, ensuring improved energy efficiency.

Don't miss the opportunity to own this fantastic home in a sought-after location! Contact Reddington Sales & Lettings today to arrange a viewing.

Council Tax Band A EPC Rating C

FEATURES

- 3 bedroom mid-terrace property
- 2 spacious reception rooms
- Feature fireplace and log burner
- Modern kitchen with integrated appliances
- Modern white bathroom suite
- Enclosed rear garden with tap & lighting
- Garden shed & store
- Two patio areas
- Council Tax Band A
- EPC Rating C



ROOM DESCRIPTIONS

Property Overview

Nestled in the heart of Ibstock, 164 Melbourne Road is a well-presented three-bedroom mid-terrace home offering a blend of character and modern convenience. Featuring two spacious reception rooms, a modern kitchen, and a well-maintained garden, this property is ideal for families, first-time buyers, or investors.

Entrance Porch

0.84m x 0.96m (2' 9" x 3' 2") The property is accessed via a composite front door with leaded frosted glass panels, leading into a welcoming porch area. A wooden door provides access to the main living space.

Sitting Room

4.49m x 3.5m (14' 9" x 11' 6") A spacious and inviting living area. With a feature brick fireplace with a slabbed hearth, adding warmth and character. Large UPVC double-glazed window to the front aspect, allowing plenty of natural light. Carpeted flooring and coved ceiling, double-panel radiator and pendant lighting and door leading to the second reception room.

Dining Room (2nd reception room)

3.61m x 3.52m (11' 10" x 11' 7") A versatile space, currently used as a dining room. Log burner set within a brick surround and stone hearth, UPVC double-glazed window overlooking the rear garden. Double-panel radiator, coved ceiling, and smoke alarm, pendant lighting, laminate flooring for a contemporary finish. Stairs leading to the first-floor landing. Door providing access to the kitchen.

Kitchen

3.58m x 2.7m (11' 9" x 8' 10") A modern high-gloss fitted kitchen with contrasting work surfaces, one-and-a-half bowl stainless steel sink with tiled splashback, UPVC double-glazed windows to the side aspect. Integrated appliances include Bush fan-assisted electric oven with grill, four-ring gas hob with extractor fan over, integrated fridge freezer, microwave oven and Beko dryer. Space and plumbing for a washing machine, radiator, UPVC door leading to the side aspect for easy access to the garden.

Ground Floor Bathroom

2.88m x 1.91m (9' 5" x 6' 3") Modern three-piece white bathroom suite, comprising: Pedestal wash basin, bath with Triton electric shower over, fully tiled walls for easy maintenance. Extractor fan and integrated spotlights, double-panel radiator, UPVC double-glazed frosted window to the side aspect, vinyl flooring.

First Floor

A carpeted staircase leads to the first-floor landing, which provides access to all bedrooms and the loft space.

Bedroom One

3.64m x 4.07m (11' 11" x 13' 4") A generously sized double bedroom. Mirrored sliding wardrobes with additional storage over the stairs, UPVC double-glazed window to the front aspect, providing a bright and airy feel, radiator. Carpeted flooring, pendant lighting, cupboard housing the combination boiler, accessed via the bedroom.



ROOM DESCRIPTIONS

Bedroom Two

3.54m x 3.18m (11' 7" x 10' 5") Double bedroom with ample storage, double fitted wardrobe with mirrored sliding doors, UPVC double-glazed window to the rear aspect, overlooking the garden, radiator, carpeted flooring.

Bedroom Three

1.86m x 2.31m (6' 1" x 7' 7") A well-proportioned single bedroom, ideal as a child's room, guest room, or home office, UPVC double-glazed window to the rear aspect, radiator, carpeted flooring, pendant lighting.

Outside Space

Rear Garden

A well-maintained and enclosed garden, perfect for outdoor entertaining. Timber-panelled fencing for added privacy, two patio areas (front and rear), offering seating space, stepping stones leading to the bottom of the garden. Garden shed and store, providing additional storage, gated side access to the garden, outdoor tap and lighting for convenience.

Additional Information

Additional insulation has been installed in the walls, enhancing energy efficiency.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 16mbps and superfast 75mbps. Mobile signal strengths are strong for EE, O2 and Three and medium for Vodafone.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.

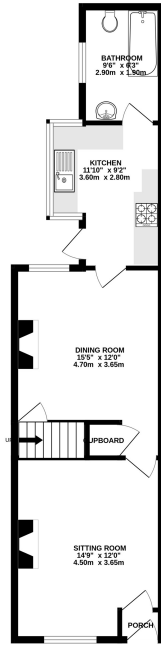




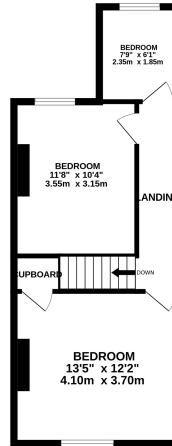


FLOORPLAN & EPC

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, wall-to-wall, include any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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